

D R A F T, 4-19-2010

TC HOA Board Meeting

April 15, 2010

Participants: Gayle Voyles, Gerald Clamors, Jo So, Don Lickteig, Cynthia Selder and John Clock.

Delinquency Report – John Clock – Tiehen Management Group

1 and 13 same owner -

5 foreclosure; 6 letter; 7 under investigation; 8 letter;

9 – Lien/Sue? John recommended because the amount was \$732 as of March 31st and the homeowner hadn't paid April dues (close enough to \$1,000) – Gayle made a motion to follow John's suggestion to file a lien, Don seconded, and the motion was approved.

10 and 11 – trouble tracking down owner

12 - \$1,077 send legal demand letter, too. John will contact the attorney to request them to send the legal demand letter. Others will be told if they don't pay within two weeks we will be sending the legal demand letter.

John: CD Friday morning board responded in a timely manner, but John was out on the property most of Friday. People in accounting were out and the rates changed before Tiehen could act upon the board's wishes. Therefore, accounting did more checking: First National Bank of Olathe had a 18 mo. CD at the 1.99 rate – had suggested Bank Midwest – they had dropped the rate by Monday. John shared that he had called Daphne this morning and discussed the issue – she made the decision and accounting has already secured the 18 mo. CD at 1.99 rate – placed today.

John: Mulch and rock issue

Daphne or someone had suggested earlier that members were interested in bidding rock in place of mulch – Bottom line: we have received 3 bids from 3 lawn companies @ \$3,700, \$3,500 or Epic \$2,800/building for MO River Rock (KS River Rock is cheaper, but not as pretty).

Don remembered that Landon had previously said that if we scheduled 5 units at a time they would give a 5% discount; whole community they would give a 10% discount and do the clubhouse at no charge. John Clock said we could ask them if they could honor the 10% discount if we did ½ one year and ½ another year.

Gayle asked if John could share how much the HOA currently spends for mulch (alternative product). John said it was \$6,000 for mulch – for entire property – annually.

Jo - Rock would have to last over 12 years to make it cost-effective. Jo and the board agreed that to put the rock down could be too expensive, with the pond dredging expenses.

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John Clock: Daphne suggested doing one building as a trial – see if homeowners react in a positive way, or not –budget ½ property in 2011 and ½ in 2012. Cynthia would like to try it out on Building 9. \$260 difference/building IF the board went with the KS River Rock compared to MO River Rock.

Jo's questions – would the one building be done this season?

John: Yes, I would suggest to do it this year.

Cynthia: It is a good building –where the drainage issues were previously.

Jo: Why doesn't Tiehen Group get better rates by going with same contractors for multiple properties?

John: Out of my 12 properties I have 7 different lawn companies

Gayle: Economies of Scale –when you purchase more services you should get a cheaper rate.

John Clock: each property wants lawn mowed on Thursdays – one lawn company couldn't do all 12 properties.

Vote on Trying River Rock on One Building: Daphne Yes, Don, yes, Jo, yes, Gayle, yes, Gerald, yes
Unanimous

33 buildings on our property

Motion for which type of rock – KS River Rock with a saving of \$8,580 –Jo

Don, Motion is to go with KS River Rock; Gayle seconded, and the board unanimously decided to try KS River Rock for the one building.

9-6 Cynthia's hours –due to package pick up Issue--

Tiehen would like 8 – 5; board unanimously approved the hours change for Cynthia.

Painting – John recently had been looking at budgets and realized we normally paint on a five year plan – this is the sixth year – in 2005 they created a six year program. Property was speeded up – painted in three years with a six year warranty. Any peeling of paint is covered – if paint is peeling. Problem is not from peeling paint, it is wood rot. We budgeted to start the cycle for painting all over again. John then explained that he recently had met with Paul Potter (walked six buildings) quite a bit of wood rot.

Options: Go with budgeted amount of \$105,000 – paint one year early

Option 2: Don't paint anything and then hire Potter to repair the wood rot on buildings we had planned to paint this year. We would then paint those areas – if much of one side is bad – paint entire side.

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Option 3: Shift from a 3 to 4 year program – 70% of what was scheduled to paint this year and move 30% to 2011. 2011 paint the 30% from 2010 + 70% -- keep shifting – we would paint property over a four year period. We would then have one year off and then go back to a five year cycle. This option would save \$30,000 - \$32,000 of budgeted amount this year.

Gayle: I thought we previously purchased the more expensive siding so we wouldn't continue to have so much wood rot expense on an annual basis.

John Clock: Smart Board/Hardy Board isn't supposed to rot – areas bad now are not the ones we replaced last time we painted. \$105,000 is budgeted this year –

Gayle shared her wish – Option 3; Gerald - #3, Don and Jo also said they liked #3 – Daphne's was only to do the wood rot. Board approved Option 3. John will get with Paul Potter to schedule the 70% of work to be done.

Wood Rot Option – would only have been done on the buildings that were scheduled to re-painted; really bad IF Needed

Pest Control – Don Lickteig and John had discussed this issue prior to the monthly meeting.

John Clock: Terminix does the weekly pest control . It recently was brought to my attention that in 2008 they stopped going into each building monthly, and switched to as needed. Since 2008, they only treat the outside.

John Clock then shared that they (John and Don) felt the rate should have been reduced. John shared that he had been working with the sales manager of Terminix to see if he would lower the price and offer a rebate for 2009. He won't do it. His technician was instrumental in the change, but the contract was never approved. Terminix - \$561.88/month for entire property – each building treated four times a year.

John's suggestion: Keep Terminix for the renewal termite treatments. \$3,500 per year to search for new termite activity. If more treatment is needed they would do it for free. (\$52,000 in 2006 was paid for the termite treatment)

John received bids – Masons Pest Control Company (used on other properties) - \$289.00 to just do the outside; they will go into homes upon request, for free.

John: Do we have the board's permission to cancel Terminix for the weekly bugs and spiders treatment?

Jo, made a motion to switch to Masons for the weekly bugs and spiders ; Gayle seconded; Don and Gerald also approved. The motion passed.

Don's concern (Terminix is self-insured and FHA loans are given if Terminix)

Mold in 13C – John Clock –

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Bids received: Craig DeMoss – general contractor --\$2,900; Paul Potter, \$3,300 (these were for replacing the sheet rock once the mold was removed) and RC Certified \$7,900 – mold remediator

John shared that this is not an HOA issue. His suggestion was to take the low bid (DeMoss) and have them remove the affected sheet-rock and whatever has visible mold (currently) – wooden kitchen floor is buckled and may have mold underneath. Leave everything exposed – don't finish. We take pictures before work was done. We post signs about the mold in the unit – can't be sold with mold. We should keep costs at a minimum – they cut sheetrock, double- bag (wearing plastic suits) and hire a mold remediation company to do a mold test \$350 to \$400 for the test (air quality).

Daphne approved John Clock's idea. Jim Tiehen also thought it was a good idea, but suggested the air quality test – attorney – thought this was a logical action that a judge would understand.

Discussion regarding the fact that the unit had been abandoned took place. The HOA wanted to minimize mold issue for neighbors – leave notification of the mold in the unit – not trying to hide the fact that there had been mold. It would remove the visible mold.

Jo asked how expense the Air quality test was.

John Clock shared that it was probably about \$350.

John – We have to get new bids for basic tear out work to be done; original bids were for replacing old sheetrock with new.

Don – John, you've seen the mold and realize how it began – water leak and unit had no heat—the damaged area wasn't dried when it initially occurred.

John shared that he hadn't seen visible mold on the common wall.

Gayle said she thought the board should cut a small hole in the common wall to check for evidence of mold.

Jo's Question: Shed some light on where the unit is in the process of being foreclosed.

John Clock: The unit was abandoned; there is a relative in Illinois and one in Denver, CO, but we can't get ahold of them. The owner is actually living in India.

Board Question: What would it take to get the original lender to move forward on a foreclosure?

Cynthia: The bank will not talk with us about it since we are not the owner.

Jo: Since it is abandoned, maybe we need to do more. Gayle agreed since warm weather is upon us.

At this point, no one has done the air quality test.

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Board approved the air quality test first (Gayle made the motion, Jo seconded, and Gerald also approved having the test done). The board shared that they would then they will revisit the associated issues. Don – opposed to the HOA doing anything.

Cynthia – Issues & Actions

Page 3 Building 18 – Dave Nelson, engineer – inspection set up for elevation survey. It is scheduled for tomorrow morning. Dave, asked about the soil testing – he said he had a question for Buddy with KTI – we will get a revised bid.

Fire Sprinkler Systems in closets (page 4) Fire Marshall wanted water gauges and pressure relief valves replaced. That action has been completed. Bill finished installing the new locking devices that were required today. Fire Dept. will supply the locks, at no charge; then we will get those installed.

Fire Sprinkler Inspection – Heads in Condo units – still 11 to be inspected – Cynthia sent out letters twice and has left voice mails. She will continue trying to get permission to enter the last 11 units. The Fire Dept. was satisfied with her progress and plan.

Monument sign Lights out first – extreme cold weather – wiring cracking – electrician had a problem finding broken areas – he hired someone to use higher tech equipment to find the problem. Bid - \$958.73 Gerald questioned whether solar lights might be a different way to go. Jo – could there be other ways to reduce ongoing costs?

Tennis Court Lights – completed today

pg. 7 – 16A – interior leak; repaired and after rain is still fine.

Pg. 17 – F water dripping out of entryway light fixture. Due to being by fire sprinkler head, called Bamford to check for leak. Found leak in sprinkler line; Bamford fixed the leak and painting division came out and painted. It was an HOA responsibility

Pg. 18 – Rod iron fencing – contacted Burge Fence and received a bid

Burge Fence – fence is strong, not going anywhere. He said the retaining wall is the problem.

Engineer had looked at the wall and said it wasn't that severe. Cut off legs of fence and reweld legs and place in concrete. In process of getting bids. Blg. 6 – also has that same problem.

Concrete – Terry Wash/Walsh Construction to bid concrete in front of clubhouse (by mailroom).

Cynthia thought it was too high \$17,600 – he is trying new technique – more rock/gravel underneath. New bid is to be received soon.

Then she saw how bad the pool area is. **Pool bid was received \$6,600.** (700 square foot area).

Board requested Cynthia to get two other bids for the front of clubhouse work.

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Cynthia will start walking the property for other concrete issues; visited with Don Lickteig to help walk the property. More information is to come on other concrete work to be done this year.

Trash Enclosure – height extension –Terry Walsh for the concrete (where the poles meet the concrete for the fence extension) \$800 to redo concrete to support the poles

Gerald – Pointed out there should be \$2,000 to apply to this project

John gave Cynthia the bids --\$960 and \$1,156.

Gayle's concern – Do we know that this fix will actually make the homeowners happy and resolve the trash compactor issue of people tossing bags over the top when the compactor is full?

Jo – What are the homeowners' expectations?

Jo made a motion to get the bid on the concrete and to design an addition to the fencing to hide the trash for homeowners living nearby. Check with Deffenbaugh – get estimate on concrete and different options for the fencing. Gayle seconded Jo's motion. Gerald and Don voted to go with Jo's motion. The motion passed.

Annual termite inspection for April 19th and 20th – outside inspection.

Annual Waterone Backflow Testing was completed on 4-15-10; paperwork will be submitted on Monday, April 19, 2010.

Asphalt Repairs – pot holes and crack fills -- \$3,955.00. Cynthia recommended doing this work after the concrete work is completed – heavy trucks. **Gayle made a motion to approve the \$3,955.00 asphalt repairs, Jo seconded and Gerald and Don also approved.**

Homeowner Complaints –

Jim Stasieluk – 02F – Location of Spring Dumpster – he doesn't like it being at that location, again. Painters will bring a big dumpster. Reason we didn't put it in front of Building 13 --(only real other area)

Board's Response: Why not put it in front of another other building: Close to entrance – trucks not driving throughout the property; next to existing compactors – better for trucks to load and unload – doesn't take up parking spaces, and safety issue – Bldg. 13 – more central location.

22B – has her place on the market (feud between 22A and 22B)

22A – towel in window – lost a sale because of a towel in the window

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Issue resolved

07H – Feud between homeowners –and 07 I – excessive noise during the night

13F – White Mercedes parked in visitors parking; not moved for a couple of weeks.
Cynthia called owner; she moved the car the next day.

02E – Red Honda parked in visitor parking by trash compactor; Cynthia spoke to owner –she lives in California and will move the car by the end of the month.

28F – Sign in window – sign is down – homeowner is taking the issue to ACLU

08J – Stacking bricks around edges of patio – to keep the mulch from coming on her patio

Complaint has been placed –

Discussion – Should this board make a change regarding issues that were previously approved by architectural standards committee? Gerald, made a motion for the board to review the policy regarding applications for approval and time-limits. Don, seconded, Jo and Gayle agreed.

At the present time, nothing will be done about the patio edges – she has an architectural committee’s approval form signed by Todd Miller.

28L – Commercial Truck with abundance of advertising on exterior – Cynthia contacted homeowner – his father is in hospital on life support. Will have coworker come and remove vehicle. **Cynthia will send the homeowner a written letter with a deadline (end of the month) for moving the truck and if it returns the homeowner will be fined, everytime the truck returns on the property. Board approved this action.**

28I – Mowers shouldn’t take two days to mow the property. Landon said it was due to it being early in the mow season and they were still working out the scheduling issues. Landon requested that in the future our property be done in one day.

15D – Said mowers missed mowing in front of her condo. Cynthia reported this to Landon.

Irrigation Repairs –Why irrigation repairs, annually. Age of the system; valves wear out, leaks, etc. – bad glue joints, improper installation or age. Extreme weather conditions and soil consistency causes joints to pop, etc. One spray head, four rotor heads, one valve (2 inches), 12 1.5 lateral leaks, and 9 two-inch lateral leaks Total \$1,692 Board approved the expense via email.

Jo shared his draft of the Board’s Mission Statement

The meeting was adjourned at 8:50 PM.